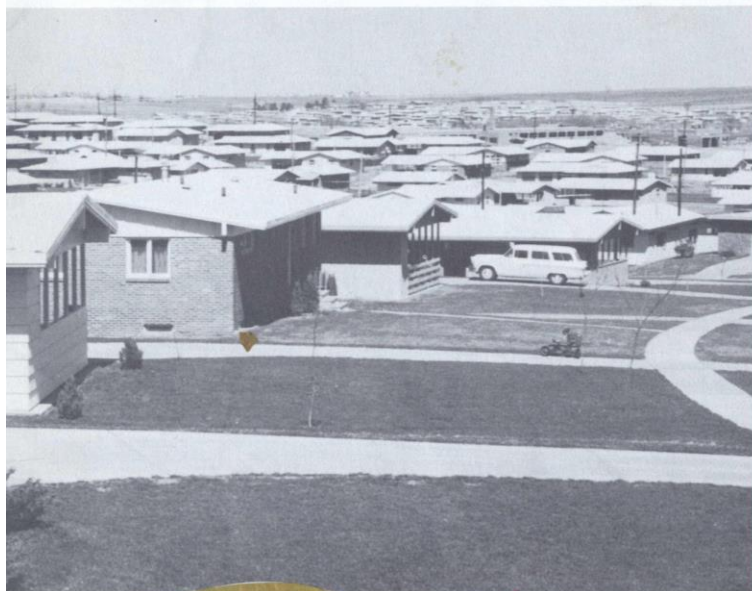


EASTRIDGE...



a great place to live...



The Strauss Bros. Trend

Historic Preservation Commission 2017 Annual Report

Lincoln's Historic Preservation Commission (HPC) was established in 1980 to promote and protect the historic resources of our community. Making an annual report of past actions and future goals is among the "Powers and Duties" of the Commission.

The Commission ordinarily meets monthly, in accord with Section 27.57 of the Lincoln Municipal Code. Four of the seven appointed, volunteer citizen members constitute a quorum of the Commission. Commission membership is to include two architects, an American historian, a landscape architect (if available), a real estate professional, and two citizens at large. By having over half the members recognized as preservation professionals, the Commission also fulfills a key requirement for the City of Lincoln to be a Certified Local Government in cooperation with the Nebraska State Historical Society and the U. S. Department of the Interior. Membership had one change in 2017, as realtor Greg McCown was appointed in place of retiring realtor Tim Francis, who served for eleven years. Other members are architects Greg Munn (chair) and Liz Bavitz, historians Jim McKee and Jim Hewitt, historic preservation consultant Melissa Dirr Gengler, and citizen-at-large Jim Johnson.

The Planning Department provides staff to HPC including planners Ed Zimmer and Stacey Groshong Hageman, with administrative assistant Amy Huffman. The Commission met for ten regular monthly meetings in 2017, plus a joint meeting with Urban Design Committee.

The Commission reviews applications for landmark designations and special permits for historic preservation, making recommendations to the Planning Commission and City Council. As the preservation board of a Certified Local Government, the Commission also is the first group to review and make recommendations on National Register nominations of Lincoln properties. The Commission reviews proposed changes to designated landmarks or properties in landmark districts, such as Haymarket. The on-going outreach efforts of the Planning Department in the area of historic preservation also fulfill a prescribed "Power and Duty" of the HPC.

Certification Reviews



View from north of new Farm House fraternity

The Commission considered thirty items on its monthly agendas in 2017. Only about one third of the items involved properties in the Haymarket District, with nearly an equal number concerning landmarks or landmark districts throughout the city. East Campus Neighborhood District had several reviews during the year, including a new building for Farm House fraternity and an addition to the Matt Talbot Kitchen & Outreach (MTKO) facility which incorporates the Landmark Northeast Branch Library. Two new houses were reviewed and approved, one at 37th and Apple in East Campus and one on Randolph near 33rd in Woods Park Bungalow District.

View from southwest of MTKO addition



Advisory Reviews

The Historic Preservation Commission serves the city as a design and preservation advisor on certain applications to the City, when the property is in proximity to designated landmarks or within National Register districts, even when preservation certificates are not required under the zoning code. This year the Commission served this function on three special permits in the Boulevards Historic District (Country Club neighborhood) to expand houses that were “non-conforming” in terms of yards or setbacks. The Commission found that all three designs were sensitive to the character of the specific houses and their surroundings.

The Commission met jointly with the Urban Design Committee in September regarding proposed streetscape improvements in and near Haymarket. Both boards welcomed the needed improvements.

Historic Designations

The Commission had a notably active year in new historic designations, with the large Eastridge Historic District adding nearly 500 properties to the National Register of Historic Places, and five Lincoln Landmark designations approved by the Commission.



◀ 920 Eldon, 1957 brochure



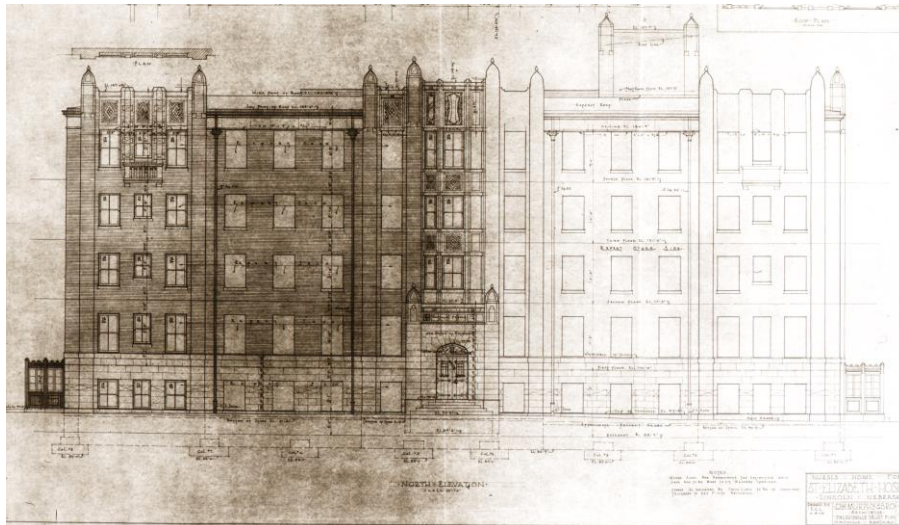
◀ 920 Eldon, 2017 photo

Eastridge is a development of the Strauss Bros Company, begun in 1953 and completed by 1960 to house families in Lincoln's post-WWII boom. It incorporated innovations in site and building design, construction materials and methods, and marketing. The nomination was prepared by Hageman and Zimmer of the Planning staff and was reviewed by the Commission in March and April. Eastridge Historic District was enrolled on the National Register July 31, 2017.

Five diverse properties were approved by the Commission for Lincoln Landmark status and four of these completed the designation process, with ordinances approved by City Council and signed by Mayor Beutler. Theta Xi fraternity house at 1535 R Street, built in 1946, joined a dozen designated landmarks in the Greek Row National Register District.



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Theta Xi fraternity,
1535 R Street, built 1946

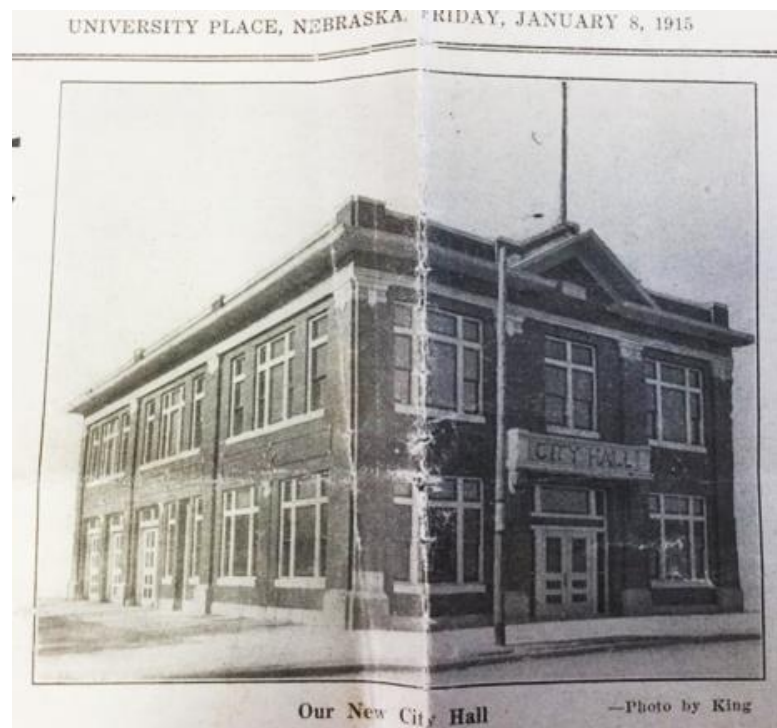


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D.X. Murphy & Brother north elevation
for St. E's Nurses Home, 1928

Trabert Hall, the former St. Elizabeth Hospital Nurses Home, was built in 1928 at the southwest corner of that hospital's original campus at 11th and South Streets. D. X. Murphy & Brother of Louisville, KY designed the five story, reinforced concrete structure with brick and limestone facades.

Lancaster County, the owner of Trabert Hall, is in the process of selling the property. The County Board applied for the landmark designation and an accompanying special permit to allow office, residential, or combined uses in the building, to protect the historic structure while facilitating its sale.

Lux Center for the Arts at N. 48th and Baldwin requested landmark designation of the former University Place City Hall. John R. Smith designed the combined City Hall, fire station, auditorium and police station, which was dedicated in 1915. It served as Uni. Place's City Hall until annexation in 1926, then as a City of Lincoln fire station well past mid-century. It became an art center in 1987, and is named for its donor, Gladys Lux. The successful landmark designation is intended to assist the Art Center with its capital campaign by opening potential tax incentives for a preservation-quality rehabilitation of the building.



▲
From *The University Place News*
(January 8, 1915)



Burgess House from south-southeast, 2017

John and Terry Thomas applied for a landmark designation and an associated special permit to operate their home as a bed-and-breakfast. Mr. Thomas is a great-grandson of Joseph and Annie Burgess, who built the American Foursquare house in 1912 for their large family. The farmstead is located at 6501 SW 40th Street, just north of Denton Road, west of the Lincoln city limits but within the City zoning jurisdiction. The Planning Commission and City Council concurred with the Preservation Commission's approval of the proposals.

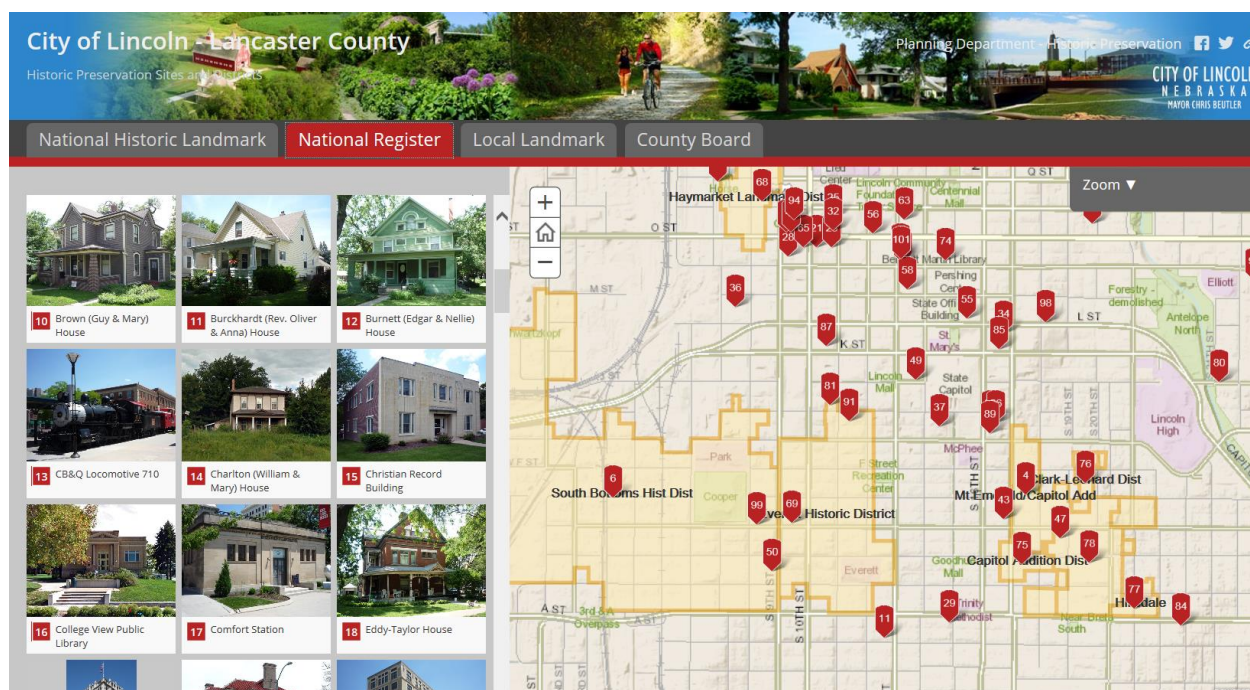


Sidles House from south,
Lincoln Star, Jan. 4, 1914

A fifth Lincoln Landmark application was endorsed by the Preservation Commission towards the end of 2017 and is now awaiting action by City Council. The Sidles House at 2101 A Street was designed in 1913 by F. C. Fiske for Harry E. Sidles. Both the architect and his client were significant contributors to the development of Lincoln and the landmark application has received unanimous recommendations of approval from the Preservation and Planning Commissions.

Outreach

Through its staff, the Commission has continued vigorous outreach efforts in 2017 including our traditional talks, bus tours, TV programs, bike tours, and other programs for diverse audiences. Stacey Hageman has led a major upgrade of the internet content of the Lincoln preservation program, assisted by Ed Zimmer and GIS specialist Ryan Axmann, creating an attractive, accessible, informative source for information on hundreds of Lincoln's historic resources.



In addition, Planning staff continues to contribute content on Nebraska architects to the Nebraska State Historical Society's website (with links to city Historic Preservation pages). The "Place Makers of Nebraska" website can be found at:

http://www.e-nebraskahistory.org/index.php?title=Place_Makers_of_Nebraska:_The_Architects

A sample of Architects' pages on that site which Lincoln Planning staff authored or to which we have added significant content include:

- | | |
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| - Truman Dudley Allen (1829-1897) | - Francis Willford Fitzpatrick (1863-1931) |
| - James W. Bellangee (1844-1915) | - John Henry Willis Hawkins (1855-1923) |
| - John J. Butler (1839-1904) | - Paul V. Hyland (1876-1966) |
| - John G. Corder (1857-1939) | - Harry Winfield Meginnis (1877-1943) |
| - Ellery Lothrop Davis (1887-1956) | - Elijah E. Myers (1830-1909) |
| - Charles A. Dieman (ca. 1873-1937) | - Otis H. Placey (ca. 1829-1892) |
| - Ferdinand Comstock Fiske (1856-1930) | - Artemas Roberts (1841-1944) |

Grant Support

Lincoln's historic preservation program has benefited by a formal partnership with the State Historic Preservation Office in the Nebraska State Historical Society since the 1980s. Lincoln was designated as one of Nebraska's first "Certified Local Governments" (CLG) in 1984, establishing the program's standing within the federal/state/local historic preservation structure outlined in the National Historic Preservation Act of 1966. As a CLG, Lincoln is eligible to apply for annual support from the Historic Preservation Fund of the U. S. Dept. of the Interior and has received such support annually since the 1980s, typically totalling about \$25,000 annually. These grants require a 60/40 match, which has been met in-kind through Planning Dept. staff time. The funds support broadcast costs of 5CityTV, graduate interns (usually UNL Community & Regional Planning students) as well as staff and board training.

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